P2. Location: Not for Publication Unrestricted	ppp poundaries ont gable surface is low point e patio is rood frame otal usable
d. UTM: (Give more than one for large and/or linear feature) e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as a Assessor's Parcel Number: 539-032-12; Legal Description: L14 BF TR1402/; Thomas Bros. Maj Reference: 60-F5 P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and This house was built in 1924 in the Craftsman Bungalow style. It is a one story house with a low-pitch froi roof and a front gable pediment. The rear roof section has a centralized horizontal vent. The exterior wall stextured stucco, which is inconsistent with the design. The porch projects outward from the house with a learch entryway and window. The porch is in three sections with a centralized segmental arch entryway. The enclosed and has a fixed glass window and a side entrance with French doors, a later addition. Original windows throughout. The house is located in the community of Burlingame. It is in fair condition. The tofloor area is 1,320 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 squared the improvements on the property include a detached garage. P3b. Resource Attributes: (List attributes and codes) HP2. Single family property P4. Resources Present: Building Structure Object Site District Element of District Other (Isola Photograph or Drawing (Photograph required for buildings, structures, and objects) P5b. Description of Photo: (View, dat Photo Number: P0003035 JPG 2001)	boundaries, ant gable surface is low point e patio is rood frame otal usable
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as a Assessor's Parcel Number: 539-032-12; Legal Description: L14 BF TR1402/; Thomas Bros. Maj Reference: 60-F5 P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and This house was built in 1924 in the Craftsman Bungalow style. It is a one story house with a low-pitch froi roof and a front gable pediment. The rear roof section has a centralized horizontal vent. The exterior wall stextured stucco, which is inconsistent with the design. The porch projects outward from the house with a learch entryway and window. The porch is in three sections with a centralized segmental arch entryway. The enclosed and has a fixed glass window and a side entrance with French doors, a later addition. Original windows throughout. The house is located in the community of Burlingame. It is in fair condition. The tofloor area is 1,320 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 square Other improvements on the property include a detached garage. P3b. Resource Attributes: (List attributes and codes) HP2. Single family property P4. Resources Present: Building Structure Object Site District Element of District Other (Isola P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects) P5b. Description of Photo: (View, dat Photo Number: P0003035.JPG 2001	boundaries, ant gable surface is low point e patio is rood frame otal usable
This house was built in 1924 in the Craftsman Bungalow style. It is a one story house with a low-pitch from roof and a front gable pediment. The rear roof section has a centralized horizontal vent. The exterior wall stextured stucco, which is inconsistent with the design. The porch projects outward from the house with a learch entryway and window. The porch is in three sections with a centralized segmental arch entryway. The enclosed and has a fixed glass window and a side entrance with French doors, a later addition. Original windows throughout. The house is located in the community of Burlingame. It is in fair condition. The to floor area is 1,320 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 square of the improvements on the property include a detached garage. P3b. Resource Attributes: (List attributes and codes) HP2. Single family property P4. Resources Present: Building Structure Object Site District Element of District Other (Isola P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects) P5b. Description of Photo: (View, dat Photo Number: P0003035.JPG 2001	nt gable surface is low point e patio is rood frame otal usable
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	Est. Date
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1920'S Mid-City Survey Est.	
1924 TRW Data Assessor	ha Parlanda di Andrian di Andrian di Andria di Andri
* P7. Owner and Address: Vonhoene Robert J & Karen A	
2434 Capitan Ave	A
San Diego CA 92104-5411	
* P8. Recorded by: (Name, affiliation Ione Stjegler, IS Architecture	
Undated 11/21/2001 by	
Updated 11/21/2001 by City of San Dieego Planning Staff	ajapaninininainun paramaman. F
202 C Street, MS 4A San Diego C	<u> </u>
* P9. Date Recorded: 07/15/1996	CA 92101
* P10. Survey Type: (Describe)	CA 92101
	CA 92101

DEPARTMENT O	a - The Resources Agency F PARKS AND RECREATION , STRUCTURE, AND OB.	Primary #HR #
Page <u>2</u> of	CASCALAR CASCACACACACACACACACACACACACACACACACACA	* NRHP Status Code 5D2
	or #: 2434 Capitan Avenue, APN 539	
B1. Historic Na		
B2. Common N	ame	
B3. Original Us	e: Residential SF	B4. Present Use: RResidential (Single Family)
* B5. Architectu	ral Style: <u>Craftsman Bungalow</u>	
1920'S was the d	on History: (Construction date, alterations, ate of construction estimated from the field supplied was the date of construction, with effective	and date of alterations.) urvey. Real estate data from TRW-Experian, based on Assessor's information, ve improvements dating from [19]34.
* B7. Moved?	NoYes ☑ Unknown Date	Original Location:
* B8. Related Fe	atures: () and () in the first general for the principle	and the street of the second processes of the street of th
		d garage. The building is within the Burlingame Historic District.
		b, Builder: Unknown Broken Advantable Advantable Communication
* B10. Significan	ce: Them <u>Architecture</u>	Area San Diego
Period of S	ignificance 1912-1952 Propert	y Type Residential SF Applicable Criteria N/A
(Discuss imp	ortance in terms of historical or architectural context a	as defined by theme, period, and geographic scope. Also address integrity.)
The Burlinga	me Historical District consists of som	ne forty acres of land, originally developed in 1912, extending
along San Ma	arcos Street to the north, Kalmia Street	et to the south, 32nd Street to the east, and 30th Street to the west.
The tract's are	chitectural significance is expressed i	n its curvilinear street plan, which follows the area's natural
contours. The	e original planners, Joseph McFadden	and George Buxton, demarcated it with rose-colored sidewalks,
the only such	area in the City of San Diego to do s	o. Limited access to the tract at the time of its incorporation has
left it with a	quality of an integrated and separate of	development distinct from the surrounding community. The tract is
a major exam	ple of an early twentieth century loca	al experimental approach to real estate development utilizing a
"team of spec	ialists" to develop, market and deal e	exclusive real estate property. Its developers were extremely active
in local real e	state development during this time. A	Architectural control was maintained through the use of consulting
architect. Wi	lliam H. Wheeler, and restrictive buil	ding covenants. Later on, these controls would be enforced through
the watchdoo	efforts of Burlingame Women's Clul	b, allegedly the earliest and oldest neighborhood organization in
San Diego I	ocated within the tract is an eclectic t	mix of over two hundred unique and interesting houses, each a
renrecentatio	n of pre-World War One suburban re	sidential architecture; including Craftsman, Mission, Spanish
Colonial and	Pueblo Revivals as well as Prairie S	chool, Art Deco, Ranch, Colonial Revival and many other
	brid combinations of several styles.	
B11. Additional	Resource Attributes: (List attributes and code	36):
* B12. Reference	95:	M1.M52 s.
San Diego Co. A	Assessor Map Book 539, Page 03, 1995-96 an	id TRW-
Experian 1997.		RURLINGAMI DR
McAlester & M	cAlester. "A Field Guide to American House	s". 1984.
Woodbridge, Sa	ally B. "California Architecture", 1988.	
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B13. Remarks:		
	5; County land use code: 111	AARRE IT
	And the second s	
	r: Ione Stiegler, IS Arch / City	317001
Date of E	Evaluation: <u>07/15/1996 Updated 11/</u>	21/2001
	(This space reserved for official comments.)	To Assault of the Control of the Con
	lagoreta (h. 1907). Esta esta esta esta esta esta esta esta e	
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37-	IMARY RECORD Other Listings Review Code	Reviewer Date
	e <u>1 </u>	andre en la communicación de l Antidad de la communicación de
	Other Identifier:	<u> </u>
P2.	Location: Not for Publication Unrestricted	a. County <u>San Diego</u>
	b. USGS 7.5' Quad Date c. Address 2439 Capitan Avenue	T;R_;1/4 of1/4 of Sec;B.
	d. UTM: (Give more than one for large and/or linear feature)	City <u>San Diego</u> zip <u>92104</u> Zone,mE/n
	e. Other Locational Data: (e.g. parcel #, legal description, d Assessor's Parcel Number: 539-041-06; Legal I Reference: 60-F5	rections to resource, elevation, additional UTMs, etc. as app Description: L6 BE TR1402/; Thomas Bros. Map
squa been ligh pitc wal com feat	are rafters and wide overhanging eaves. The exterior in wood. The second story has three front-facing wind that and a semi-hexagonal projecting built-in awning (at any a semi-hexagonal projecting built-in awning (at a projecting roof supported by stucco covered buttred surrounding an open porch. A rear bay window minumunity of Burlingame. It is in good condition. The surrous 4 bedrooms and 2 baths. The total lot area is 5,	otal usable floor area is 2,222 square feet. The house
	Page 1999 Attributes (1) in attributes and and a UP2 Sin	
P3b. P4.	Resource Attributes: (List attributes and codes) HP2. Sin Resources Present: Building Structure Object Photograph or Drawing (Photograph required for buildings, s	ructures, and objects) P5b. Description of Photo: (View, date, etc.) Photo Number: P0003060.JPG Est. Date 2001 * P6. Date Constructed/Age and Sources: □ Prehistoric □ Historic □ Both 1920'S Mid-City Survey Est. 1917 TRW Data Assessor * P7. Owner and Address: Harper Hilliard M Jr & Mary A R/ 10735 Red Cedar Dr San Diego CA 92131 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture
P3b. P4. P5a.	Resource Attributes: (List attributes and codes) HP2. Sin Resources Present: Building Structure Object Photograph or Drawing (Photograph required for buildings, s	ructures, and objects) P5b. Description of Photo: (View, date, etc.) Photo Number: P0003060.JPG Est. Date 2001 P6. Date Constructed/Age and Sources: □ Prehistoric □ Both 1920'S Mid-City Survey Est. 1917 TRW Data Assessor P7. Owner and Address: Harper Hilliard M Jr & Mary A R/ 10735 Red Cedar Dr San Diego CA 92131 P8. Recorded by: (Name, affiliation, address) Ione Stiegler. IS Architecture Updated 11/21/2001 by City of San Diego Planning Staff 202 C Street, MS 4A San Diego CA 92101 P9. Date Recorded: 07/15/1996 P10. Survey Type: (Describe)
P3b. P5a.	Resource Attributes: (List attributes and codes) HP2. Sin Resources Present: Building Structure Object	ructures, and objects) P5b. Description of Photo: (View, date, etc.) Photo Number: P0003060.JPG Est. Date 2001 *P6. Date Constructed/Age and Sources: □ Prehistoric □ Historic □ Both 1920'S Mid-City Survey Est. 1917 TRW Data Assessor *P7. Owner and Address: Harper Hilliard M Jr & Mary A R/ 10735 Red Cedar Dr San Diego CA 92131 *P8. Recorded by: (Name, affiliation, address) Ione Stiegler. IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 *P9. Date Recorded: 07/15/1996 *P10. Survey Type: (Describe)

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	of California The Resources Agency	Primary #
	RTMENT OF PARKS AND RECREATION	HR#
BU	ILDING, STRUCTURE, AND OBJECT	RECORD
Pag	e 2 of 2	* NRHP Status Code 5D2
	ource Name or #: 2439 Capitan Avenue, APN 539-041-0	16
B1.	Historic Name:	
B2.	Common Name	
B3.	Original Use: Residential SF	B4. Present Use: RResidential (Single Family)
* B5.	Architectural Style: Craftsman Bungalow	
1920	Construction History: (Construction date, alterations, and date 'S was the date of construction estimated from the field survey. Reates that [19]17 was the date of construction, with effective improvements.	teal estate data from TRW-Experian, based on Assessor's information,
* B7.	Moved? No Yes Unknown Date	Original Location:
* B8.	Related Features:	The hailding is within the Durlingona Historia District
Kela	ated features on the property include a detached garage	e. The building is within the Burlingame Historic District.
		Talker in Branch (1951) in Light of the first of the open branch in the first of th
		b. Builder: <u>Unknown</u>
* B10.	Significance: Them Architecture Period of Significance 1912-1952 Property Type I	Area San Diego Pacidential SE Applicable Criteria N/A
	(Discuss importance in terms of historical or architectural context as defined	by theme period, and geographic scope. Also address integrity.)
Th.	Discuss importance in terms of historical of artificial consists of some forty	acres of land, originally developed in 1912, extending
1110	Can Marian Chart to the north Valmie Street to the	e south, 32nd Street to the east, and 30th Street to the west.
aioi	tract's architectural significance is expressed in its cu	willinger streat plan which follows the area's natural
ı ne	tracts arenitectural significance is expressed in its cu	agrae Duyton, demorphised it with roce colored cidewalks
con	tours. The original planners, Joseph McFadden and O	eorge Buxton, demarcated it with rose-colored sidewalks,
the	only such area in the City of San Diego to do so. Limi	ited access to the tract at the time of its incorporation has
left	it with a quality of an integrated and separate develop	oment distinct from the surrounding community. The tract is
a m	ajor example of an early twentieth century local exper	rimental approach to real estate development utilizing a
"tea	m of specialists" to develop, market and deal exclusiv	ve real estate property. Its developers were extremely active
in le	ocal real estate development during this time. Architec	ctural control was maintained through the use of consulting
arcl	nitect, William H. Wheeler, and restrictive building co	ovenants. Later on, these controls would be enforced through
the	watchdog efforts of Burlingame Women's Club, allege	edly the earliest and oldest neighborhood organization in
San	Diego Located within the tract is an eclectic mix of o	over two hundred unique and interesting houses, each a
ren	resentation of pre-World War One suburban residentia	al architecture; including Craftsman, Mission, Spanish
Col	onial and Pueblo Revivals, as well as Prairie School,	Art Deco, Ranch, Colonial Revival and many other
indi	ividual hybrid combinations of several styles.	
B11.	Additional Resource Attributes: (List attributes and codes):	
* B12	. References:	U LINESS CONTROL OF THE CONTROL OF T
San	Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-	
-	erian 1997.	BURENGUME DA
Mc/	Alester & McAlester. "A Field Guide to American Houses". 1984.	
Woo	odbridge, Sally B. "California Architecture", 1988.	WALE ST WALE ST
	Remarks:	
Z01	ning: R1-5; County land use code: 111	- I - I - I - I - I - I - I - I - I - I
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* B1	4. Evaluator: Ione Stiegler, IS Arch / City	
	Date of Evaluation: 07/15/1996 Updated 11/21/2001	
Colories to the total of the colories to the c	(This space reserved for official comments.)	SAJAR ST
	ia. Bitungsvar varsiga i domain svetskedt kommunik och medikta intetty.	
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	N her Listings	Primary #	Date
* Resource Name or #: 2444 Capitan Ave	nue. APN 539-032-13		
P1. Other Identifier: Not for Publication	J'I knowstricted	a. County San Diego	
b. USGS 7.5' Quad	Date	T; R;1/4 of	
c. Address 2444 Capitan Avenue d. UTM: (Give more than one for large		city San Diego	Zip <u>92104</u>
e. Other Locational Data: (e.g. parcel Assessor's Parcel Number: 5: Reference: 60-F5	#, legal description, direct	ions to resource, elevation, additio	mE/ mN onal UTMs, etc. as app 5 FT; Thomas Bros. Map
This house was built in 1945 in the S and parapet wall crossing with a med shed roof and a large fixed window, wentry with a quoins design around it. scalloped parapet. The window to the pane and multi-lights on top, a high re Burlingame. It is in good condition. and 1 bath. The total lot area is 5,500	ium pitch, tiled gable re which appears to be a la The porch patio is held right of the entryway is elief arch frames the wall The total usable floor a	oof. The first bay with the parter addition. The second bay by wood joists, beams, and parter at three section window with indow. The house is located in	has a narrow arched porch posts on top of an inverted has a slightly wider central on the community of
* P3b. Resource Attributes: (List attributes at P4. Resources Present: Building P5a. Photograph or Drawing (Photograph		Site District Element of District pres, and objects) P5b. Description Photo Number 2001 * P6. Date Cons Prehistor	strictOther (Isolates, etc.) of Photo: (View, date, etc.) er: P0003036.JPG Est. Date: etructed/Age and Sources: icHistoricBoth City Survey Est.
		1945 TRW D * P7. Owner and	ata Assessor d Address: and Paula Ave
		Jone Stiegler, Updated 11/21 City of San Die 202 C Street, M * P9. Date Reco	by: (Name, affiliation, address) IS Architecture /2001 by sego Planning Staff AS 4A San Diego CA 92101 orded: 07/15/1996 ype: (Describe)
* P11. Report Citation: (Cite survey report/ot	her sources or "none")		
* Attachments: NONE Location	Map	Continuation Sheet Bui	Iding, Structure, and Object Record ock Art Record Artifact Record * Required Information

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DEPA	of California – The Resources Agency RTMENT OF PARKS AND RECREATION ILDING, STRUCTURE, AND (AB IECT I	Primary# HR#				
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	e _2_ of _2_	1 620 02 2 12	* NKHP Statt	us Code 💹	<u>U4</u>		
	ource Name or #: 2444 Capitan Avenue, APN						
B1. B2.	Historic Name: Common Name						
B3.	Original Use: Residential SF		B4. Present Us	e R-Re	sidential (Single Fam	ilvì
	Architectural Style: Spanish Colonial Reviv					-	
* B6.	Construction History: (Construction date, altera	lions, and date o	f alterations.)			***************************************	
1920	'S was the date of construction estimated from the fi ates that [19]45 was the date of construction.	eld survey. Rea	l estate data from				
			and the		of the said		an arabah
* B7.	Moved? No Yes Unknown Date		Original Location	1!			
* B8.	Related Features:						
	building is within the Burlingame Historic	District.				alle i est i Alla Allesa est	
	n in the control of the property of the control o						
DDa	Architect: Unknown						
* D48	Significance: Them Architecture	and the second s	D. Dullues <u>Otto</u>	a San Di	ego	agadanihaanaana Ny	Lineanialiania
pių.	Period of Significance 1912-1952 P	ronerty Tyne Re	sidential SF		Applicable C	riteria N/A	kilinannyajayanan makananan katanihintikan j
	(Discuss importance in terms of historical or architectural co						prophysiopen pri primer proportion de la company de la
The	Burlingame Historical District consists of						xtending
alar	ng San Marcos Street to the north, Kalmia	Street to the s	outh 32nd St	reet to th	e east and	i 30th Stree	t to the west
anoi	tract's architectural significance is express	ad in its our	olinaar atraat	abor to tii nlan whi	ch follow	e the oreo'c	natural
i ne	tracts arenitectural significance is express	sea m ns carv	minear street	pian, wiii	on ronow:	s uic aicas.	naturar Loidowalko
con	tours. The original planners, Joseph McFa	agen and Ged	orge Buxton, o	iemarcate	Al II WILLI I	C'ta in a ann	antian bac
the	only such area in the City of San Diego to	do so. Limite	ed access to th	e tract at	me ume o	n us incorp	oration has
left	it with a quality of an integrated and separ	ate developm	ient distinct fr	om the su	irrounding	g communit	y. The tract is
a m	ajor example of an early twentieth century	local experir	nental approac	ch to real	estate dev	velopment u	itilizing a
"tea	m of specialists" to develop, market and d	eal exclusive	real estate pro	operty. Its	develope	rs were ext	remely active
in le	ocal real estate development during this tin	ne. Architecti	iral control w	as mainta	ined throu	ugh the use	of consulting
arcl	nitect, William H. Wheeler, and restrictive	building cov	enants.Later	on, these	controls v	vould be en	forced through
the	watchdog efforts of Burlingame Women's	Club, alleged	lly the earliest	and olde	st neighbo	orhood orga	mization in
San	Diego. Located within the tract is an ecled	ctic mix of ov	er two hundre	ed unique	and intere	esting hous	es, each a
ren	resentation of pre-World War One suburba	n residential	architecture: i	including	Craftsma	n, Mission,	Spanish
Col	onial and Pueblo Revivals, as well as Prain	rie School, Ar	rt Deco. Rancl	h. Coloni	al Revival	l and many	other
	ividual hybrid combinations of several styl						
	Additional Resource Attributes: (List attributes and						
	References:				managari ja isako s		
	Diego Co. Assessor Map Book 539, Page 03, 1995- erian 1997.	96 and TRW-	7	NUR SHOWE DA		7. TIM	
Mc/	Alester & McAlester. "A Field Guide to American F	louses". 1984.			Name of the last o	分位	
Woo	odbridge, Sally B. "California Architecture", 1988.					XVII	
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B13	Remarks:			$\mathcal{L}_{\mathcal{L}}$		1744	
	ning: R1-5; County land use code: 111				a A	THE	
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* B1	4. Evaluator: Ione Stiegler, IS Arch / City	111/01/0001		THE STATE OF THE S	1 1 1	- 3	
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b. USGS 7.5 'Quad
c. Address 2451 Capitan Avenue
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app Assessor's Parcel Number: 539-041-05; Legal Description: L5 BE TR1402/; Thomas Bros. Map Reference: 60-F5 Paa. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundar This house was built in 1925 in the Mission Revival style. It is one story with a flat roof, parapet walls, and attacl porte cochere. The exterior wall surface is textured stucco. The house features a projecting front entry, a porch we iled roof and side parapet walls, and a segmental arch drip molding above the windows and vents. The house is ocated in the community of Burlingame. It is in good condition. The total usable floor area is 1,184 square feet. ouse features 2 bedrooms and 1 bath. The total lot area is 5,200 square feet. Other improvements on the proper include a detached garage. Pab. Resource Attributes: (List attributes and codes) HP2. Single family property A. Resources Present: Building Structure Object Site District Delement of District Other (Isolates, etc.) Pab. Description of Photo: (View, date, etc.) Photo Number: P0003061. JPG Est. Date: 2001 *P6. Date Constructed/Age and Sources: Prehistoric Historic Both 1920'S Mid-City Survey Est. 1925 TRW Data Assessor *P7. Owner and Address: Hunter Reverly A 2451 Capitan Ave
This house was built in 1925 in the Mission Revival style. It is one story with a flat roof, parapet walls, and attact corte cochere. The exterior wall surface is textured stucco. The house features a projecting front entry, a porch wiled roof and side parapet walls, and a segmental arch drip molding above the windows and vents. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,184 square feet. Other improvements on the proper include a detached garage. P3b. Resource Attributes: (List attributes and codes) HP2. Single family property A. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.) P5c. Photograph or Drawing (Photograph required for buildings, structures, and objects) P6c. Date Constructed/Age and Sources: P7c. Date Constructed/Age and Sources: P7c. Owner and Address: Hunter Beverly A 2451 Capitan Ave
Page 1. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.) Page 2. Photograph or Drawing (Photograph required for buildings, structures, and objects) Page 2. Photograph or Drawing (Photograph required for buildings, structures, and objects) Photo Number: P0003061.JPG Est. Date: 2001 * P6. Date Constructed/Age and Sources: Prehistoric Historic Both 1920'S Mid-City Survey Est. 1925 TRW Data Assessor * P7. Owner and Address: Hunter Beverly A 2451 Capitan Aye
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1920'S Mid-City Survey Est. 1925 TRW Data Assessor * P7. Owner and Address: Hunter Beverly A 2451 Capitan Ave
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* P7. Owner and Address: Hunter Beverly A 2451 Capitan Ave
Hunter Beverly A 2451 Capitan Ave
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* P8. Recorded by: (Name, affiliation, address
Ione Stiegler, IS Architecture
Updated 11/21/2001 by City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 9210
* P9. Date Recorded: 07/15/1996
* P10. Survey Type: (Describe)

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT	Primary#HR#
Page 2 of 2	* NRHP Status Code 5D2
* Resource Name or #: 2451 Capitan Avenue, APN 539-041-0	
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential SF	B4. Present Use: RResidential (Single Family)
* B5. Architectural Style: Mission Revival	
* B6. Construction History: (Construction date, alterations, and date	of alterations.)
1920'S was the date of construction estimated from the field survey. R indicates that [19]25 was the date of construction, with effective impro	eal estate data from TRW-Experian, based on Assessor's information,
*B7. Moved? No Yes VUnknown Date	Original Location:
* B7. Moved? No Yes Vunknown Date * B8. Related Features:	Parties of Parties of American Parties of the American Control of the Control of
Related features on the property include a detached garage	e. The building is within the Burlingame Historic District.
	The first term of the control of the
	b. Builder: <u>Unknown</u> Area San Diego
* B10. Significance: Them Architecture	
Period of Significance 1912-1952 Property Type I (Discuss importance in terms of historical or architectural context as defined	hy thomal parind and geographic scope. Also address integrity \
The Burlingame Historical District consists of some forty	names of land originally dayslaned in 1012 extending
The Burlingame Historical District consists of some forty	acres of fand, originally developed in 1912, exceeding
along San Marcos Street to the north, Kalmia Street to the	e south, 32nd Street to the east, and 30th Street to the west.
The tract's architectural significance is expressed in its cu	ryllinear street plan, which follows the area's natural
contours. The original planners, Joseph McFadden and G	eorge Buxton, demarcated it with rose-colored sidewalks,
the only such area in the City of San Diego to do so. Limi	ted access to the tract at the time of its incorporation has
left it with a quality of an integrated and separate develop	ment distinct from the surrounding community. The tract is
a major example of an early twentieth century local exper	imental approach to real estate development utilizing a
"team of specialists" to develop market and deal exclusive	e real estate property. Its developers were extremely active
in local real estate development during this time. Architec	ctural control was maintained through the use of consulting
architect William H Wheeler and restrictive huilding co	venants. Later on, these controls would be enforced through
the watchdog efforts of Burlingame Women's Club, alleg	edly the earliest and oldest neighborhood organization in
San Diego. Located within the tract is an eclectic mix of	over two hundred unique and interesting houses, each a
representation of pre-World War One suburban residentia	Larghitactura: including Crafteman Mission Spanish
representation of pre-world war One suburban residentia	Art Doog Panch Colonial Revival and many other
Colonial and Pueblo Revivals, as well as Prairie School,	All Deco, Ranch, Colomai Revivar and many order
individual hybrid combinations of several styles.	
B11. Additional Resource Attributes: (List attributes and codes):	
* B12. References: San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-	Window Parker Pa
Experian 1997.	
McAlester & McAlester. "A Field Guide to American Houses". 1984.	SURL PROCESSED DR
THE STATE OF THE PROPERTY AND AND AND AND ADDRESS OF THE PROPERTY	
Woodbridge, Sally B. "California Architecture", 1988.	HAPLE ST.
B13, Remarks:	
Zoning: R1-5; County land use code: 111	LURIO 57
* B14. Evaluator: Ione Stiegler, IS Arch / City	
and the state of t	Common and the common
Oate of Evaluation: 07/15/1996 Updated 11/21/2001 (This space reserved for official comments.)	
	MUMA ST

P1. Other Ide P2. Location b. USGS	ntifier:	enue, APN 539-032-14	4	
	Not for Publication	A Reines marie and a second	a. County San Diego	
			a. County <u>Sau 121680</u> T : R : 1	/4 of1/4 of Sec;
c. Addres	ss 2454 Capitan Avenue		City San Diego	Zip 92104
	(Give more than one for large		Zone	mE/
Asse	essor's Parcel Number: 5 Reference: 60-F5	39-032-14; Legal Des	scription: L12 BF TR14	additional UTMs, etc. as app 02/N 5 FT LOT 13; Thomas Bro
This house y with coping relief quatre awnings cov square flower workshop/strangame.	vas built in 1935 in the Non top. The exterior wal foil vents. The open entre or the entry patio and the design tiles in high reliation has the same design	Mission Revival style. I material is stucco. To patio is set by a low e side window. The frief framing the quatre as the house with barthe total usable floor	The house is one story when house features a side to garden wall. The central ont projecting bay has mufoil vent. The rear one carn doors. The house is loo	alterations, size, setting, and boundaries, with a flat roof and parapet walls apered chimney and front high entry is off the patio. Canvas ulti-paned windows and two ar garage combination cated in the community of t. The house features 4 bedroom
P3b. Resource P4. Resource P5a. Photogra		and codes) HP2. Single Structure Object required for buildings, stru	Site ☐ District ☑ Element of Ele	nt of District Other (Isolates, etc.) scription of Photo: (View, date, etc.) Number: P0003062 JPG Est. Date te Constructed/Age and Sources:
		<u>.</u>	1920'S 1935 TJ * P7. Ow	rehistoric VHistoric Both Mid-City Survey Est. RW Data Assessor oner and Address:
u Mir≡			Vouna 1	
	E 9	mm. 7	2454 C	Robert
			2454 Ci	apitan Ave
			2454 C: San Die * P8. Rei Ione Sti	apitan Ave ego CA 92104-5411 corded by: (Name, affiliation, address) egler, IS Architecture
			2454 City of S	apitan Ave ego CA 92104-5411 corded by: (Name, affiliation, address) egler, IS Architecture 11/21/2001 by an Dieego Planning Staff
			2454 C San Die * P8. Rei Ione Sti Updated City of S 202 C St	apitan Ave ego CA 92104-5411 corded by: (Name, affiliation, address) egler. IS Architecture 11/21/2001 by san Dieego Planning Staff reet, MS 4A San Diego CA 92101
			2454 C. San Die * P8. Rei Ione Sti Updated City of S 202 C St * P9. Dat	apitan Ave ego CA 92104-5411 corded by: (Name, affiliation, address) egler, IS Architecture

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DEPA	of California – The Resources Agency RTMENT OF PARKS AND RECREATION ILDING, STRUCTURE, AND OBJECT	Primary #HR #T RECORD
-	e _2_ of _2_	* NRHP Status Code 5D2
	ource Name or #: 2454 Capitan Avenue, APN 539-032-	
	Historic Name:	
B1.		
82.	Common Name Original Use: Residential SF	B4. Present Use: R-Residential (Single Family)
B3.	The state of the s	TO THE PERSON WHITE AND ADDRESS AND ADDRES
* B5.	Architectural Style: Mission Revival Construction History: (Construction date, alterations, and da	ta af altarations)
* B6. 1920 indic	'S was the date of construction estimated from the field survey. I cates that [19]35 was the date of construction.	Real estate data from TRW-Experian, based on Assessor's information,
	无数 [1] [1] [2] [4] [4] [4] [4] [4] [4] [4] [4] [4] [4	production to the first of the
	Moved? No Yes Unknown Date	Original Location:
* B7.	National Contracts Contrac	
* B8.	Related Features:	 Sugary modernance supplies to a resource mass endought to the agreement factor of modern places and supplies to a participation of the property o
1115	Building is within the Duringame Tristorie District.	大,一直要以上是我们的"我们会推了一点"的"是我们要的",更加"是我们的"的"一点"的"是我们会的"。 "我们的"
		to the first of the contraction
В9а	Architect: Unknown	b. Builder. <u>Unknown</u>
* B10	Significance: Them Architecture	Area San Diego
	Period of Significance 1912-1952 Property Type	Residential SF Applicable Criteria IN/A
	(Discuss importance in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
The	 Rurlingame Historical District consists of some fort 	y acres of land, originally developed in 1912, extending
alo	ng San Marcos Street to the north, Kalmia Street to the	he south, 32nd Street to the east, and 30th Street to the west.
The	tract's architectural significance is expressed in its c	curvilinear street plan, which follows the area's natural
4111	town The original planners Joseph McFadden and (George Buxton, demarcated it with rose-colored sidewalks,
COL	tours. The original planners, Joseph Processo do no. Lin	nited access to the tract at the time of its incorporation has
tne	only such area in the City of San Diego to do so. Lin	amont dictinat from the currounding community. The tract is
lett	it with a quality of an integrated and separate develo	opment distinct from the surrounding community. The tract is
a m	ajor example of an early twentieth century local expe	erimental approach to real estate development utilizing a
"te:	am of specialists" to develop, market and deal exclus	ive real estate property. Its developers were extremely active
in l	ocal real estate development during this time. Archite	ectural control was maintained through the use of consulting
arc	hitect William H. Wheeler, and restrictive building of	covenants. Later on, these controls would be enforced through
the	watchdog efforts of Burlingame Women's Club, alle	gedly the earliest and oldest neighborhood organization in
Car	Diego I ocated within the tract is an eclectic mix of	f over two hundred unique and interesting houses, each a
i) (II)	accountation of me World Wor One cuburban resident	ial architecture; including Craftsman, Mission, Spanish
101	lonial and Pueblo Revivals, as well as Prairie School	Art Deco Ranch Colonial Revival and many other
Co	ioniai and Pueblo Revivais, as well as Flattle School	, Alt pood, Railou, Colonial Invital and
inc	ividual hybrid combinations of several styles.	
	. Additional Resource Attributes: (List attributes and codes):	
* B1:	References:	HATTAGE ST
	Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW	
	perian 1997.	BURLINGAME DR
Mc	Alester & McAlester. "A Field Guide to American Houses". 198	
	1000	
Wc	odbridge, Sally B. "California Architecture", 1988.	NAME OF MARKET
	and the state of the	
	3. Remarks: 1914 11 14 14 14 14 14 14 14 14 14 14 14 1	
Zo	ning: R1-5; County land use code: 111	
	ed assistante proprieta in the control of the contr	LANGE ST.
	Your City of any 10 Angle / City	
* B	4. Evaluator: Ione Stiegler, IS Arch / City	
granianion	Date of Evaluation: <u>07/15/1996</u> <u>Updated 11/21/200</u>	
	(This space reserved for official comments.)	NAMAN IS
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langer a		
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